



**Environmental Services Laboratory
Project & Lands Committee
August 12, 2009**

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Northern Everglades**

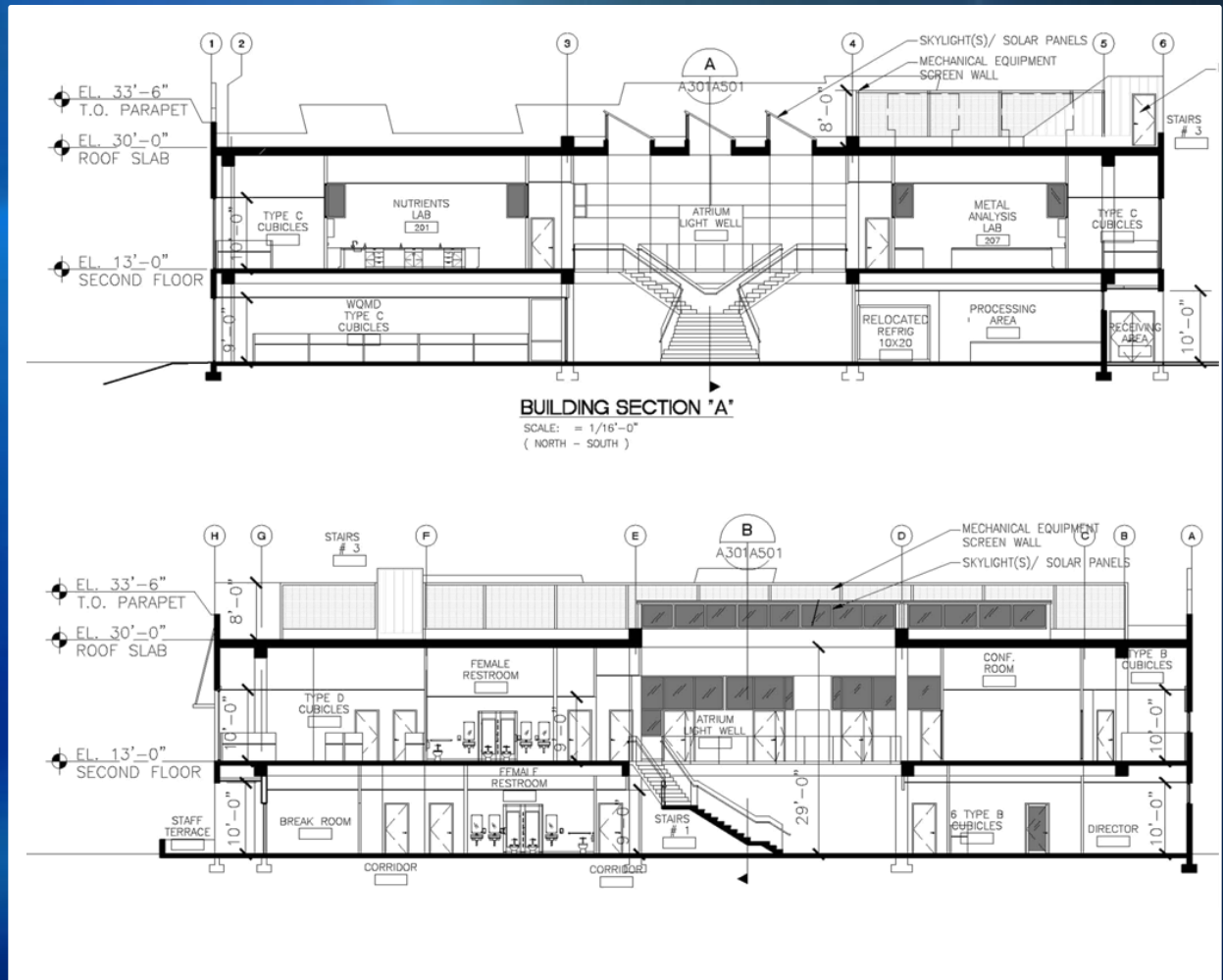


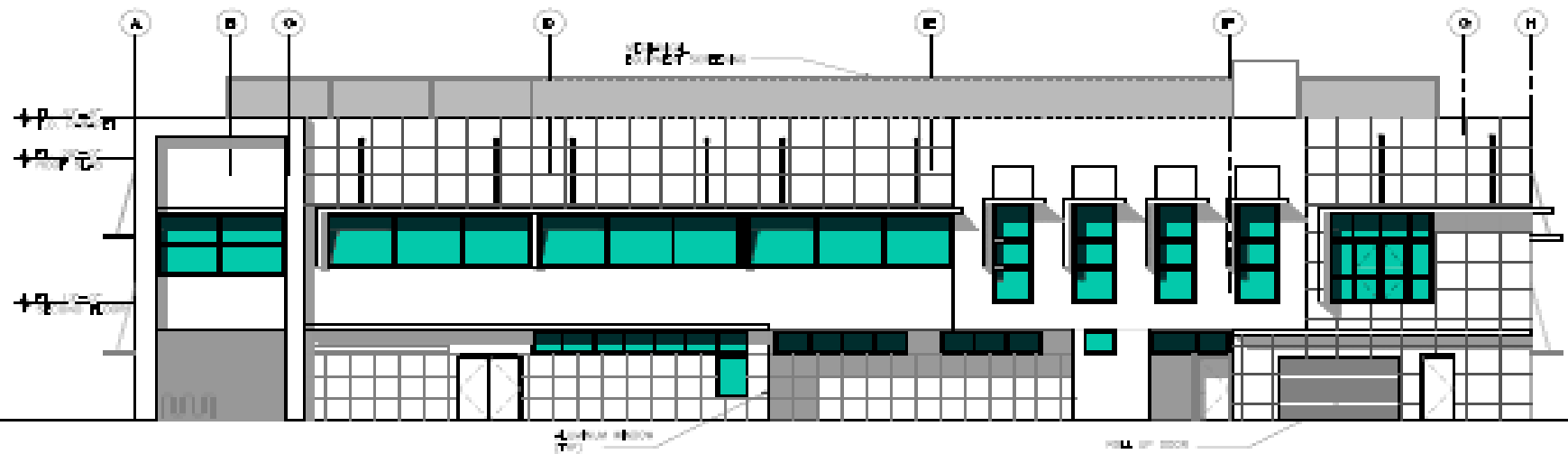
Project Description

- **Design and construct an approximate 36,000 sf combined laboratory and office building**
 - Business case presented to GB in July 2008
 - Evaluated four scenarios resulting in recommendation to construct a new facility located at the West Palm Beach Field Operations Center site
- **Serve as a replacement of the existing Chemistry and Biology Laboratory currently located on Skees Road**
 - Facilities are approaching 15 years of service, and major systems are at the end of their life cycles
 - Current leased facilities do not meet building (hurricane) code
 - Substantial investment in leased facilities will be required, if new lab is deferred
 - Higher risk of damage or loss with each passing year

Building Sections

- Zoned building Layout
- Central Atrium
 - Daylighting
 - Interconnection of spaces vertically and horizontally
 - Enhanced, synergistic relationship among users





C SOUTH ELEVATION
SCALE = 1/8" = 1'-0"



D EAST ELEVATION
SCALE = 1/8" = 1'-0"

Opinion of Probable Cost

Estimated Project Costs	
Construction	\$14,000,000
Design and Permitting	\$ 1,600,000
Relocation of Existing Equipment	\$ 110,000
Other Related Costs	
Warehouse Reconfiguration, and Relocation of SCADA Equipment and Personnel	\$100,000
Total Estimate	\$15,810,000

Note: Original project budget estimated at \$16.6 Million



Questions



Environmental Services Laboratory - Project Cost Analysis

Project Options/Cost Parameters	Current Facilities	Lease New Facility	Build New Facility - Purchase Land	Build New Facility - District Land
Analysis Period	20 Years	20 Years	20 Years	20 Years
Occupied Square Footage	29,400	36,000	36,000	36,000
Total Cost	(\$18,641,530)	(29,718,004)	(8,612,881)	(5,812,881)
Net Present Value @ 8.00%	(\$11,044,003)	(\$16,459,604)	(\$17,560,772)	(\$14,760,772)
Average Cost per Annum	(\$932,076)	(\$1,485,900)	(\$410,137)	(\$276,804)
Average Cost psf per Annum	(\$31.70)	(\$41.28)	(\$11.39)	(\$7.69)

